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City of Seattle
Department of Planning and Development
700 Fifth Avenue, Suite 2000, P.O. Box 34019
Seattle, WA 98124-4019
(206) 684-8850



DPD Project Number

2504914

Pre-Application Site Visit Field Assessment and Report (ECA)

Project Address: 3801 East Marginal Way S

This report lists the application submittal requirements needed to address unusual or complex site conditions; it does not list all of the permit application submittal requirements. If you have questions about this report or the Pre-Application Site Visit process, please contact DPD Site Development Team at (206) 233-7232.

Site Inspector

[Signature]

Date

7-1-05

☐ The plot plan did not include the following existing or proposed elements:

Please be sure to include these in your permit application plan set.

ENVIRONMENTALLY CRITICAL AREAS (ECA):

- ☒ No ECA or ECA buffers noted in project site.
☒ The project site includes the following ECA and/or ECA buffers:

ECA mapping unit and type:

- | | | |
|----------------------|-----------------|----------------------|
| 1. Steep Slope | 4. Wetland | 7. Landfill |
| 2. Potential Slide | 5. Liquefaction | 8. Known slide |
| 3. Riparian corridor | 6. Flood prone | 9. Fish and wildlife |

- ☐ The project is possibly exempt per ECA Code 25.09.040 see supplemental sheet. Note: ECA exemptions will be confirmed at permit application intake.
☒ See supplemental sheet for ECA submittal requirements and exemption information.

EARTH DISTURBANCE (References are to the Stormwater, Grading and Drainage Control Code):

- ☐ The field assessment found evidence of previous grading or unstable soils in the project area. specifically: _____ Please provide a soils report as detailed in 22.804.040.C2.d
- ☐ Project earth disturbance, specifically _____ will be outside the building construction grading limits shown on the plot plan. Please show this and all other earth disturbance on the permit application plans.
- ☐ The project grading exceeds thresholds noted in 22.804.030; grading review and approval are required. See 22.804.040 and 22.804.050 for development standards and permit application submittal requirements.
- ☐ Project excavation or fill may require shoring, adjacent property owner's consent, or slopes steeper than 1h:1v. Include in the plans detailed cross-section(s) from the bottom of excavation to _____ If needed, show methods to protect adjacent properties: or provide documentation of consent from adjacent property owner (see 22.804.100): or provide geotechnical engineer's verification that temporary cut slopes can stand at greater than 1:1 (H:V); or if shoring is required, provide submittals by the geotechnical and structural engineer(s) and show shoring system on the plans.

ENVIRONMENTAL COMMENTS:

- ☐ Please show on a site plan all trees on the site that are over 6-inches in diameter (include common and scientific names for all trees shown on the site plan), see Director's Rule 6-2001, CAM 242 and CAM 331.
- ☐ Other: _____

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PERMANENT STORMWATER CONTROL:

Call Site Drainage and Sewer Information desk at 684-5362 if you have questions regarding this section.

- ☐ There is evidence on the project site of surface and/or underground drainage water flowing to or through the site, or significant ground water, specifically _____
- ☐ Due to the proximity of steep slopes and/or other unfavorable geologic conditions, or the evidence of a high water table, infiltration of stormwater runoff should not be allowed.
- ☐ The alley adjacent to the site has:
☐ Concrete paving
☐ V-shaped cross-section
- ☐ The street adjacent to the site has:
☐ Concrete curb ☐ Asphalt curb Curb Height _____
☐ No curb ☐ Visible street pavement width is less than 18-feet ☐ Visible street pavement width is less than 16-feet
☐ Contact SDOT for curb discharge requirements if curb is less than 5 inches high.
- ☐ The project will include over 750 square feet of land disturbance. **NOTE:** Projects with more than 5000 square feet of new or replaced impervious surfacing and/or over 1 acre of land disturbance must provide a Large Project Comprehensive Drainage Control Plan and Construction Erosion Control Plan, prepared by a licensed Civil Engineer.

CONSTRUCTION EROSION CONTROL:

Note: All projects, regardless of size, but provide erosion control in accordance with the requirements noted in the Stormwater, Grading and Drainage Control Code 22.802.015 and 22.802.016. The details noted below refer to details found on the Small Project Construction Stormwater Control Plan which is available from DPD's Public Resource Center.

Show the following on the permit application Construction Stormwater Control Plan:

- ☐ Place filter fabric fence (Detail E3.10), straw bales (Detail E3.15), straw wattles, or other approved equal to control construction stormwater runoff.
- ☐ Create construction non-disturbance area (Detail E1.25) or buffer zone (Detail 1.30) to minimize disturbed areas.
- ☐ Show access to the construction site; show methods to protect the right-of-way from mud and dirt (Detail E2.10).
- ☐ Place silt-trapping inserts (Detail E3.30) in all receiving catch basins or inlets.
- ☐ Cover bare soil with straw, mulch, or matting (Details E1.10 and E1.15).
- ☐ Cover stockpiles and bare slopes (Details E1.15 and E1.20).

Note: The first DPD construction inspection will be for construction erosion control. This inspection will occur prior to any earth disturbance other than that which is necessary to place the erosion control measures.

INSPECTOR'S NOTES:

Erosion Control will be according to ~~the~~ requirements for dredging.

No site photos available.

The Pre-Application Site Visit Field Assessment and Report is completed by DPD Site Inspectors and is compiled from initial project information submitted by the applicant. Therefore, the report's requirement may be subject to additions, changes or modifications requested by the Department when more detailed information is made available by the applicant's application submittal and information received from the general public. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger added requirements from the Department regarding this project. The applicant shall be responsible to provide the technical reports and exhibits to validate the proposed building site's situation.



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**Pre-Application Site Visit Field Assessment
and Report**
Environmentally Critical Areas Supplemental Sheet

EXEMPTIONS FROM THE ENVIRONMENTALLY CRITICAL AREAS ORDINANCE:

- ☐ Mismapping; no ECA or ECA buffers in the project site (see ECA Code 25.09.040 D.1)
- ☐ No impact; project will not impact the ECA and ECA buffers (see ECA Code 25.09.040 D.2)

Exemption Notes: _____

Site Team specialist's concurrence: _____

Modification to Submittal Standards: _____

Site Team specialist's concurrence: _____

POSSIBLE EXEMPTION FROM ECA SUBMITTAL REQUIREMENTS (the Standards of the ECA Ordinance still apply). The applicability of the exemption from the submittal requirements must be confirmed at permit application intake:

- ☐ Type A: Emergency threatening public health and safety (see ECA Code 25.09.040 A).
- ☐ Type B: Maintenance, repair, renovation, or structural alteration of structure existing on October 31, 1992 (see ECA Code 25.09.040 B).
- ☐ Type C: New accessory structures and additions with less than 750 square feet of additional impervious surfacing (see ECA Code 25.09.040 C).

STANDARD SUBMITTAL REQUIREMENTS FOR PROJECTS IN ENVIRONMENTALLY CRITICAL AREAS (ECA): (Note: Submittal requirements may be modified by a prior ECA Exemption Decision).

All ECA's except for ECA Types 5, 7, and 9:

- ☐ Provide a topographic survey with 2-foot contours stamped by a licensed land surveyor.

ECA Types 1, 2 and 8 (Geologic Hazard ECA):

- ☐ Notification to adjacent property owners is required (see ECA Code 25.09.080B.4).

ECA Types 1, 2, 5 and 8 (Liquefaction prone ECA):

- ☐ Submit a geotechnical report with the permit intake submittal package.

ECA Type 1 – Steep Slope:

- ☐ Delineate the steep slope critical area on a site plan based on the survey (steep slopes are areas that have a 10-foot rise average 40 percent or steeper). Provide area calculations for the steep slope delineation.
- ☐ Show the steep slope buffer. Generally, buffer should be 15-feet from slope.
- ☐ Construction activity area appears to be within the steep slope critical area. An ECA Pre-Application Conference is strongly recommended.
- ☐ Visit DPD, Key Tower, 22nd floor and talk to a member of the Site Development Team.
- ☐ Geotechnical report must address, where appropriate: Protection of development from steep slope rising above project site; the stabilization of the development and slope below the project, including the current code specified design earthquake event; and/or protection of adjacent property during excavation. Submit recommendations from geotechnical engineer and structural calculations if shoring is required.

Pre-Application Site Visit – Field Assessment and Reports Environmentally Critical Areas Supplemental Sheet

ECA Types 3 – Riparian Corridor:

- ☐ Show riparian corridor boundary on plans
- ☐ Site includes a Class A stream – show 50-foot buffer from bank of creek.
- ☐ Site includes a Class B stream – show 25-foot buffer from bank of creek.

Note: No construction activity is allowed in Class A or B Streams or associated buffers; show on plans a bright orange construction fence at the limit of construction activity. Refer to ECA Code 25.09.140 for full details including buffer reduction requirements.

ECA Types 4 – Wetland:

- ☐ Site appears to have areas with wetland vegetation and/or seasonal or permanent saturation; the permit application should be routed to a DPD wetland specialist for further review. Whenever development is proposed within 100 feet of a wetland as defined in the Regulation for Environmentally Critical Areas (SMC 25.09.020) the applicant is required to submit a Wetland Site Assessment Report that evaluates and identifies wetlands within 100 feet of the subject property line. The method for preparing a wetland delineation report shall follow Director's Rule 6-2003 Requirements for Wetland Site Assessment Reports.

ECA Types 5 – Liquefaction Prone:

- ☐ Site is mapped as liquefaction prone. Geotechnical report required to address liquefaction potential and, if needed, mitigation.

ECA Types 6 – Flood Prone:

- ☐ Site is mapped as being located within 100-year floodplain. Refer to the ECA Code 25.09.120 and the Seattle Floodplain Development Ordinance 25.06 for details. A FEMA Elevation Certificate will be required of the applicant when the structure is completed.

ECA Types 7 – Abandoned Landfill:

- ☐ Site is mapped as being on an abandoned landfill. Report required by a licensed engineer to provide requirements for prevention of damage from methane gas buildup, subsidence and earthquake induced ground shaking.
- ☐ Site is mapped as being within 1,000-feet of a methane producing landfill. Report required by a licensed Civil Engineer to provide methane barriers of appropriate ventilation to mitigate potential methane gas buildup.

ECA Types 9 – Fish and Wildlife Habitat Area:

- ☒ Site is mapped as being within a fish and wildlife habitat area. The characteristics of the fish and wildlife habitat area will be used to evaluate development within wetlands, riparian corridors, steep slopes and designated habitat areas.

Other documents on ECA Regulations – Director's Rule 3-93, CAM 103B, CAM 327, CAM 328, CAM 329 and CAM 330

INSPECTOR'S NOTES:

- 1) Shoreline review is required.
- 2) Dredging activities will be reviewed w/ respect to salmon migrations. Submit Schedule for proposed work

- ☐ Potential exemption from Steep Slope Critical Area or Steep Slope Development Standards (see CAM 327).
- ☐ Consult with DPD Geotechnical Engineer on call in the Applicant Services Center if you have further questions

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